



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: August 2, 2006

PUBLIC NOTICE OF A

DRAFT MITIGATED NEGATIVE DECLARATION

JO: 42-5394

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by August 31, 2006 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **James Arnhart, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to **JArnhart@sandiego.gov** with the Project Number in the subject line.

General Project Information:

- Project No. 86028, SCH No. N/A
- Community Plan Area: Peninsula
- Council District: 2

Subject: Morris Residence: A Coastal Development Permit (CDP), Neighborhood Development Permit (NDP) and Variance to construct an approximately 3,041 square-foot, three-bedroom, four-bathroom, two-story, single-family residence with a detached two-car garage/home office and elevator shaft on an approximately 9,962 square-foot, vacant lot. The project site is located at 3375 Martinez Street in the RS-1-7 zone of the Peninsula Community Plan Area. The project is located within the Coastal Overlay Zone (Non-Appealable Area 1), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone and Airport Approach Overlay Zone. Legal Description: Lots 1 and 2 in Block 5 of Golden Park, according to map thereof No. 958 (APN 531-641-01-00). The site is not included on any Government Code Listing of hazardous waste sites.

Applicant: Michael Morris

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **Biological Resources**.

Availability in Alternative Format: To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact James Arnhart at (619) 446-5385. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Cory Wilkinson at (619) 557-7900. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on August 6, 2006.

Robert J. Manis, Assistant Deputy Director
Development Services Department



Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project No. 86028

SUBJECT: Morris Residence: A Coastal Development Permit (CDP), Neighborhood Development Permit (NDP) and Variance to construct an approximately 3,041 square-foot, three-bedroom, four-bathroom, two-story, single-family residence with a detached two-car garage/home office and elevator shaft on an approximately 8,753 square-foot, vacant lot. The project site is located at 3375 Martinez Street in the RS-1-7 zone of the Peninsula Community Plan Area. The project is located within the Coastal Overlay Zone (Non-Appealable Area 1), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone and Airport Approach Overlay Zone. Legal Description: Lots 1 and 2 in Block 5 of Golden Park, according to map thereof No. 958 (APN 531-641-01-00). Applicant: Michael Morris.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following area(s): **Biological Resources**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

Prior to the issuance of the first grading permit, the Assistant Deputy Director (ADD) of Land Development Review (LDR) Division shall verify that the applicant/permittee has mitigated for direct impacts to **0.15 acre** of *coastal sage scrub* habitat (Tier II) and **0.03 acre** of *non-native grassland* habitat (Tier IIIB) defined by the City's Biological Resource Guidelines, by the following measure:

The applicant shall pay into the City's Habitat Acquisition Fund the amount necessary to purchase **0.18 acres**. Said payment is currently established at \$25,000 per acre. Monetary compensation must also include an amount equal to 10% of the total for administrative costs. Therefore, it is estimated that the applicant shall pay **\$4,950** into the City's Habitat Acquisition Fund to mitigate for direct on-site impacts to biological resources.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

City of San Diego

Councilmember Faulconer, District 2
Martha Blake, Senior Planner
Cory Wilkinson, Development Project Manager
LDR-Planning Review, Development Services Department
LDR-Engineering Review, Development Services Department
City Planning and Community Investment Department - MSCP (MS 5A)
City Attorney's Office (MS59)
Library (81Z)—Point Loma/Hervey Branch

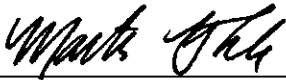
Other

State Clearinghouse
Scott Maas
Michael Morris
Conrad Schaefer
Marion Ferree
Milan Miller
Peninsula Community Service Center (389)
Peninsula Community Planning Board (390)
Richard J. Lareau (395)
Center for Biological Diversity (176)
U.S. Environmental Protection Agency (19)
U.S. Fish & Wildlife Service (23)
U.S. Army Corps of Engineers (26)
California Department of Fish & Game (32)
California Regional Water Quality Control Board (44)
Sierra Club (165)
Audubon Society (167)
Jim Peugh (167A)
California Native Plant Society (170)
Endangered Habitats League (182)
San Diego Regional Airport Authority (110)

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration and the Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.



Martha Blake, AICP, Senior Planner
Development Services Department

August 2, 2006

Date of Draft Report

Date of Final Report

Analyst: J. Arnhart

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-5460

INITIAL STUDY
Project No. 86028

SUBJECT: Morris Residence: A Coastal Development Permit (CDP), Neighborhood Development Permit (NDP) and Variance to construct an approximately 3,041 square-foot, three-bedroom, four-bathroom, two-story single-family residence with a detached two-car garage/home office and elevator shaft on an approximately 9,962 square-foot, vacant lot. The project site is located at 3375 Martinez Street in the RS-1-7 zone of the Peninsula Community Plan Area. The project is located within the Coastal Overlay Zone (Non-Appealable Area 1), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone and Airport Approach Overlay Zone. Legal Description: Lots 1 and 2 in Block 5 of Golden Park, according to map thereof No. 958 (APN 531-641-01-00). Applicant: Michael Morris.

I. PURPOSE AND MAIN FEATURES:

The Coastal Development Permit (CDP), Neighborhood Development Permit (NDP) and Variance would allow construction of a three-bedroom, four-bathroom, two-story single-family residence with a detached two-car garage and home office located at 3375 Martinez Street in the RS-1-7 (Residential—Single Unit) zone of the Peninsula Community Plan Area (see Figure 1, Location Map and Figure 2, Site Plan). The applicant is applying for a variance to obtain a zero-foot setback (for the garage only) where 15 feet is required, and to construct over-height retaining walls (10-13 feet tall) where the maximum allowable height is 6 feet within a side or rear yard setback, according City of San Diego Municipal Code Section (SDMC) 142.0340(d)(1).

The project would include a home office located directly above a detached two-car garage, and an elevator shaft with a height of 36 feet where 40 feet is allowed (30 feet in addition to a 10-foot hillside differential). The elevator would provide access to the interior of the garage, home office and first level exterior terrace of the proposed single-family residence. Five sets of staircases traverse the north portion of the site, and would provide exterior access to the garage, home office and first level exterior terrace. The total square-footage of the proposed project would be approximately 3,041 square feet, and located on an approximately 8,753 square-foot lot. Square-footage calculations include the second level and portions of the first level and home office. Proposed floor area ratio (FAR) is 0.35 where the RS-1-7 zone has an allowable FAR of 0.56. The first level of the single-family residence would include three bedrooms and three bathrooms, and would be approximately 1,767 square feet (see Figure 4, Gross Floor Area Diagrams). The second level would have a kitchen, living and dining room, and would be approximately 1,195 square feet. Both the first and second level would be accessible from an interior staircase. The detached two-car garage and home office (4th bathroom) would have an approximate square-footage of 79 square feet included in the ground floor area. The garage would be accessible from Martinez Street. City of San Diego parking regulations require the single-family residence to provide two off-street parking spaces, which have been provided. The

applicant would be required to obtain an Encroachment Maintenance and Removal Agreement (EMRA), for a non-standard driveway in Martinez Street.

The project would have three exterior terraces. Two terraces would be situated on the first and second levels of the north building façade, facing Martinez Street. The remaining terrace would be on the second level's west building façade, facing Gage Drive. Retaining walls would be constructed to support the project site. A 36-foot long retaining wall would be located along the west property line with heights varying from 1'0"-12'5". Two retaining walls (10'5"-11'5" feet tall) would be constructed perpendicular to the single-family residence and the west property line retaining wall. Another retaining wall (0'0"-10'0"H x 75'0"L) would run southwesterly along the south property line. Three additional retaining walls would be constructed perpendicular to the east building façade. The southmost wall would be between 6'0"-10'5"H x 58L", and the two remaining walls would have lengths of 24'0" and 26'0" with varying heights between 0'0"-11'5". The single-family residence would be accessible from the elevator and five sets of exterior staircases traversing the northern portion of the project site. The exterior stair cases would use retaining walls, varying in length (10'0"-34'0") and height (1'3"-13'0"), to provide structural support to the entrance and project site. All retaining walls over 6'0" high would be screened using overhanging plants along the tops of the walls and planters along the base of the wall (80% screening within 2 years).

Building materials would consist of wood siding, concrete, metal built-up roof, cable railing and stucco (anticipated color: beige). The doors and windows would be a combination of metal and wood. Erosion control landscaping would use drought-tolerant groundcover consisting of rooted cuttings or hydroseed mix, and drought-tolerant trees and shrubs (such as Manzanita, Sage and Lemonadeberry) for hillsides 4:1 or greater with a slope of 15 feet or more. Ornamental drought-tolerant groundcover, hydroseed, mulch or the equivalent (such as Sycamore) would be used for hillsides less than 4:1. The irrigation system would be automatic and below-grade.

Proposed grading tabulations include 1,200 cubic-yards of cut at a maximum cut depth of 22 feet, 100 cubic-yards of fill and 1,100 cubic-yards of export. The amount of total site to be graded is 0.2 acre (80% of site). The project would include installment of a new storm water pipe system connecting to an existing water main located northeast of the site (see Figure 3, Preliminary Grading Plan). Water runoff from the single-family residence would be directed to the new storm water pipe system via brow ditches and area and roof drains. Runoff from the detached office and garage would flow north onto the driveway along Martinez Street. Engineering Division would require a Maintenance Agreement for ongoing permanent Best Management Practices (BMPs), and the project would be in compliance with the City of San Diego Municipal Code Chapter 14, Article 2, Division 2: Storm Water Runoff and Drainage Regulations. The project would also include the installment of water and sewer laterals connecting from the office and main residence to a new water service meter located northeast of the site along the west property line.

II. ENVIRONMENTAL SETTING:

The project site is undeveloped and located on the south side of Martinez Street, within the RS-1-7 (Residential-Single Unit) zone of the Point Loma Community Plan Area. The Point Loma Community Plan designates the project site and surrounding area as single-family residential. Surrounding development to the north, south, east and west consists of single-family residences within the RS-1-7 zone.

The rectangular-shaped property consists of an approximately 80-foot-high, north-facing, 1.5:1.0 natural slope located northeast of the Bangor Street cul-de-sac. The property is bordered on the south and at higher elevations by similar residential properties; on the east and west by similar residential properties at the approximate same elevation; and on the north at a lower elevation by Martinez Street. A concrete drainage ditch borders the western edge of the property. Elevations across the site range from approximately 217 feet Above Mean Sea Level (AMSL) at the southwestern corner of the property to approximately 162 feet AMSL at the northwestern corner of the property.

The project site is located within Environmentally Sensitive Lands (ESL). Sensitive biological resources exist on-site and consist of Coastal Sage Scrub (predominantly lemonadeberry) and non-native grassland (annual grasses mixed with mustard, iris, pride of Madeira, et cetera). The project site is not located within, or adjacent to, any Multi-Habitat Planning Area (MHPA) or identified open space preserve.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

During the environmental review of the project, it was determined that construction could potentially result in significant but mitigable impacts in the following area(s):
Biological Resources.

Biological Resources

According to the City of San Diego's "Significance Determination Guidelines" for biological resources, impacts to 0.10 acre of total sensitive upland habitat (Tiers I, II, IIIA, IIIB) may be considered significant. The Environmental Analysis Section (EAS) visited the site and took photographs of vegetation on-site, and determined the site could support biological resources. Helix Environmental Planning, Inc. conducted a biological report entitled, "*Biology Letter Report for the Morris Residence*" (March 7, 2006). The report identified the project site supports 0.15 acre of Diegan coastal sage scrub (Tier II) and 0.03 acre of non-native grasslands (Tier IIIB) for a total impact of 0.18 acre to sensitive upland habitat. EAS determined the project would cause a significant, but mitigable, effect on the environment through the California Environmental Quality Act (CEQA) review process.

Prior to the issuance of the first grading permit, the Assistant Deputy Director (ADD) of Land Development Review (LDR) Division shall verify that the applicant/permittee has mitigated for direct impacts to **0.15 acre** of *coastal sage scrub* habitat (Tier II) and **0.3 acre** of *non-native grassland* habitat (Tier IIIB) defined by the City's Biological Resource Guidelines, as detailed in Section V of the Mitigated Negative Declaration (MND).

During the environmental review of the project, it was determined that construction would not result in significant impacts to the environment in the following area(s):
Geology and Visual Quality.

Geology

According to the City of San Diego's "Significance Determination Guidelines" under CEQA, a project which proposes development on a site where adverse geological conditions exist may cause an environmental impact. Therefore, a "*Report of Preliminary Geotechnical and Geologic Investigation*" (June 29, 2005), "*Updated Opinion of Hillside Disturbance*" (September 19, 2005), "*Review of City of San Diego Cycle Issues and Opinions*" (January 9, 2006), as well as "*Opinion of Grade Differential Across Hillside Site*" (January 25, 2006) and revised "*Opinion of Grade Differential Across Hillside Site*" (April 17, 2006) were prepared for this project by Geotechnical Exploration, Inc. According to the reports, the site is underlain by the Cabrillo Formation and overlain by topsoils and slopewash soils varying in depth from 2 to 8 ½ feet. The Cabrillo Formation consists of silty sandstone, and has good bearing strength characteristics.

The City of San Diego Geologic Hazards Map indicates the site is located within the geologic hazard category designated as Category 53. Category 53 is assigned to level or sloping terrain with unfavorable geologic structure, however, the potential for risks in this category are classified as low to moderate. In addition, no active faults are known to traverse the site. The closest mapped faults are approximately 400-500 feet east-southeast and 1,000 feet north of the property, and are concealed and inactive. Active branches of the Rose Canyon Fault zone and Coronado Bank Fault zone are located approximately 4 ½ miles north and east of the project site, and 9 ½ miles south.

According to the reports, which were reviewed and accepted by City geology staff, landslides do not underlie the portion of the site planned for the proposed residential development after review of the geologic map (Kennedy, 1975), documents pertaining to the property and adjacent properties, and USDA stereo pair aerial photographs (May 2, 1953, AXN-7M-180 and 181). Liquefaction was considered to be remote due to the dense nature of the natural-ground material and the lack of shallow water table in this hillside area.

The geologic reports determined the project site contains dense formational materials, with surficial soils that, in their present condition, would not provide a stable soil base for the proposed structures and improvements. Therefore, it is recommended the soils be removed and recompacted as part of site preparation, even though the structures would be supported on a system of grade-beams tied into deepened continuous footings or caissons founded in the formational soils. Following the recommendations for site soil removal and recompaction, the site would have a factor-of-safety of 1.5 or greater for both gross and surficial stability. Since no significant geological impacts were identified, no mitigation would be required.

Visual Quality

According to the City of San Diego's "Significance Determination Guidelines" under CEQA, a project may have a significant visual impact on the environment if "the project includes crib, retaining or noise walls greater than six feet in height and 50 feet in length with minimal landscape screening or berming where the walls would be visible to the public".

The project is requesting a variance to allow retaining walls with heights exceeding 6 feet. A portion of the southwesterly retaining wall, along the south property line, would exceed 6 feet. EAS determined the retaining wall would not be considered a significant visual impact due to the wall's limited visibility from public spaces, which are shielded from the proposed walls by the proposed development, and proposed landscape screening through the use of planters and ornamental overhanging plants to achieve 80% screening within 2 years of construction. All retaining walls 6 feet in height or greater would utilize the same landscape screening. Therefore, no significant visual impacts have been identified, and no mitigation would be required.

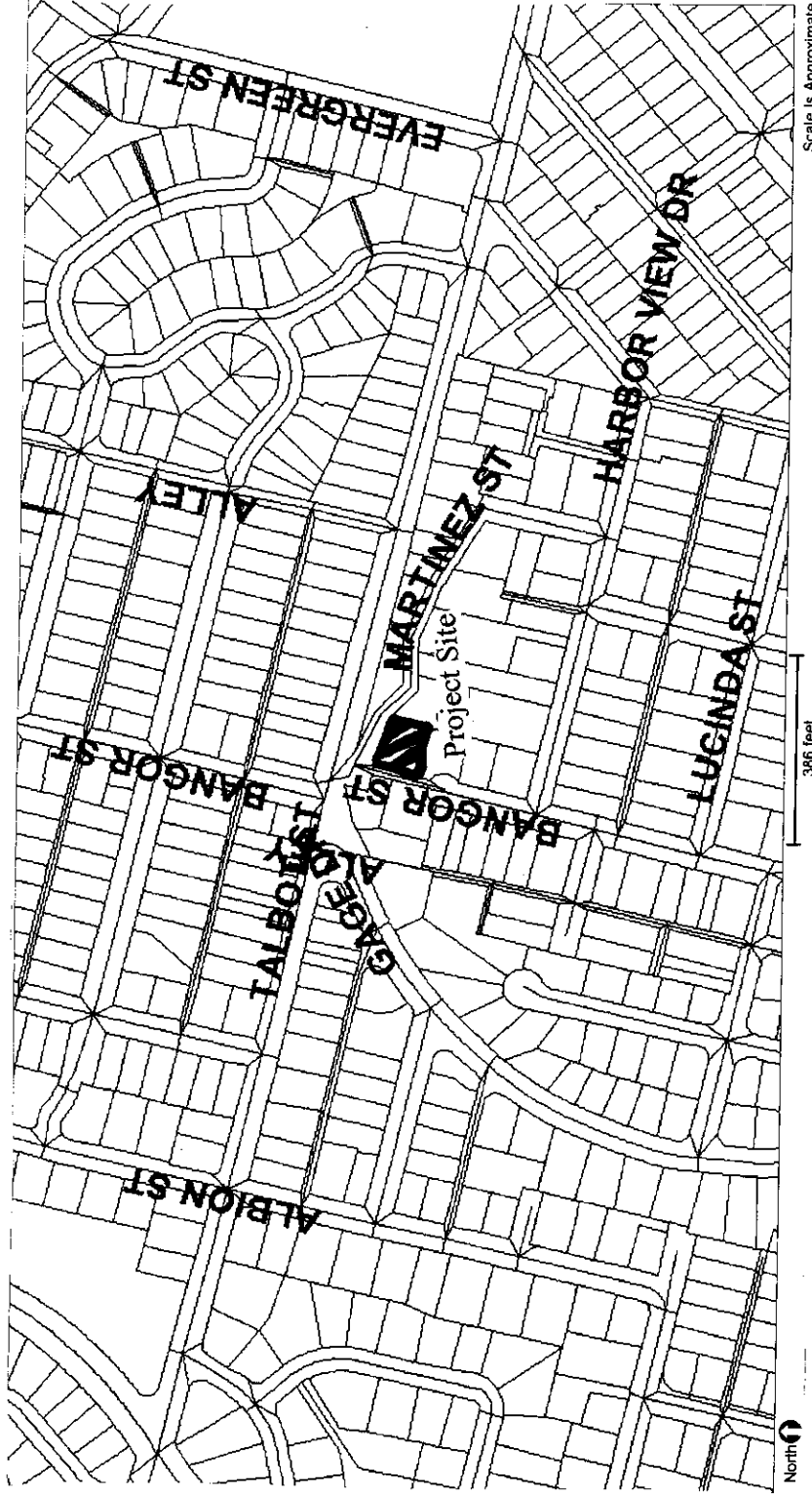
V. RECOMMENDATION:

On the basis of this initial evaluation:

- ☐ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: James Arnhart

Attachments: Location Map
Site Plan
Grading Plan
Gross Floor Area Diagrams
Initial Study Checklist



Location Map

Environmental Analysis Section - Project No. 86028
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Morris Residence

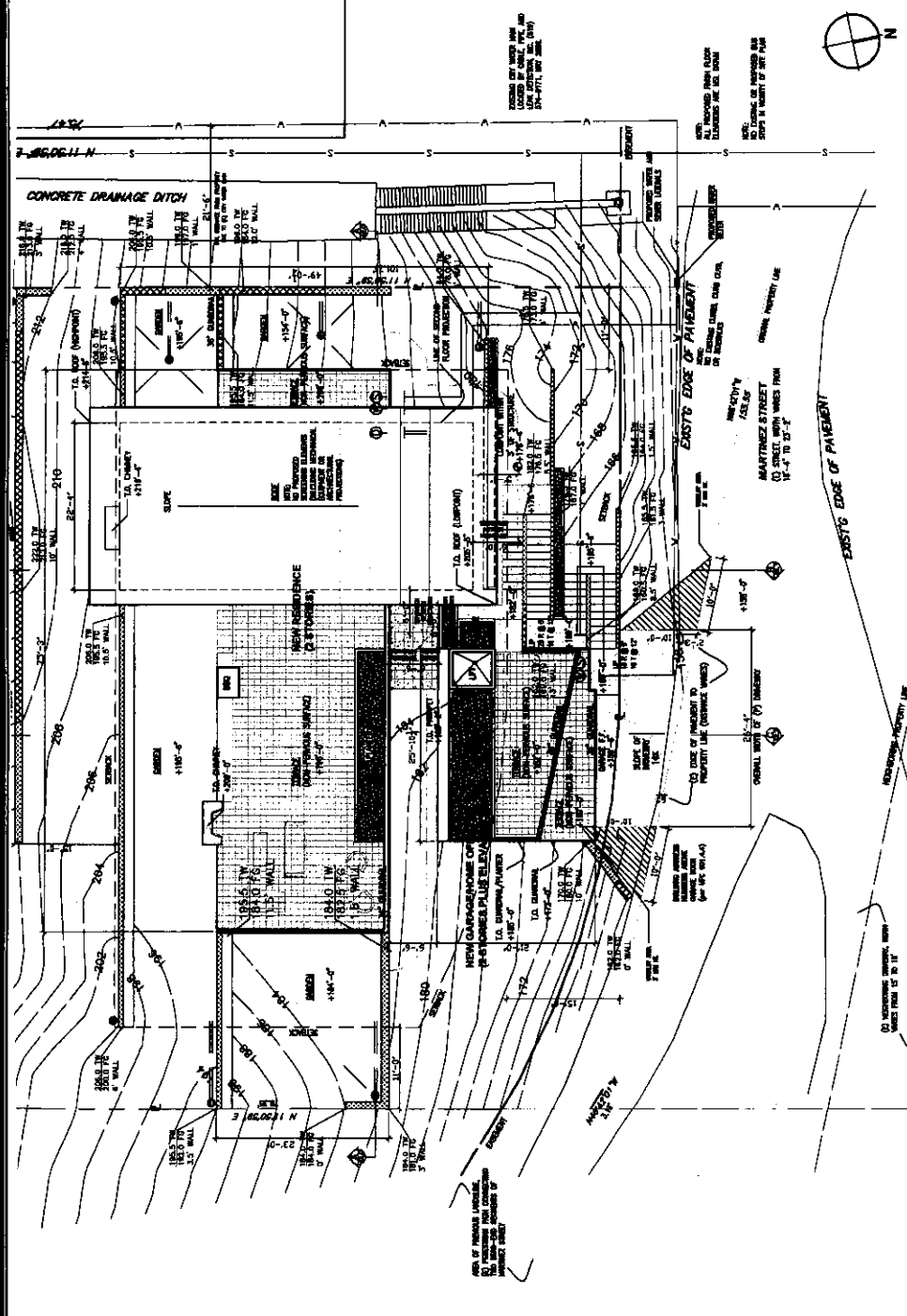


Site Plan

Environmental Analysis Section - Project No. 86028
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Morris Residence

Figure
2



PROPOSED SITE PLAN 01

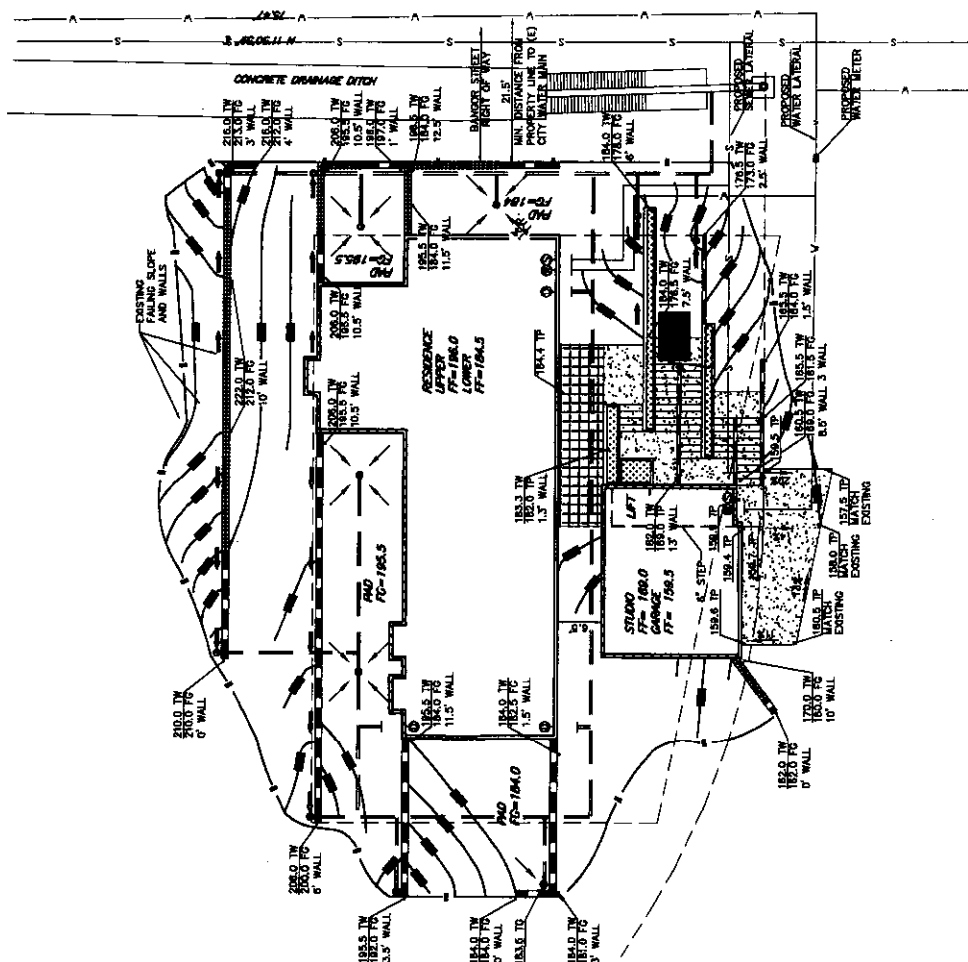
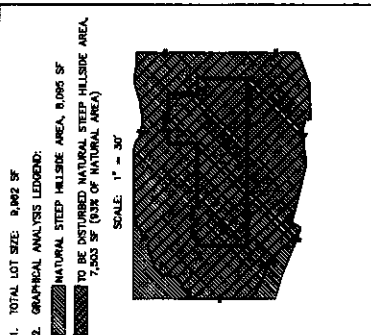
SCALE: 1/8" = 1'-0"

GENERAL NOTES	KEYED NOTES	LEGEND
<p>THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (S.D.C. SECTIONS 13.0444 AND 13.0505.) HIGHEST POINT ON ROOF EQUIPMENT, HVAC, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.</p> <p>THIS PROJECT MUST COMPLY WITH THE CITY OF SAN DIEGO UNIFORM BUILDING CODE, AND CONSTRUCTION PLANS OR (APP. 1-4, SEC. 16)</p> <p>THIS PROJECT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 12, DIVISION 1 (DRAINAGE REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, AND CONSTRUCTION PLANS OR</p>	<p>1 WOOD SHINGLES 2 CONCRETE 3 CABLE RAILING 4 METAL, BUILT-UP ROOF 5 STUCCO</p> <p>DOORS AND WINDOWS TO BE A COMBINATION OF METAL AND WOOD COLOR FOR STUCCO ANTICIPATED TO BE: BEIGE</p>	<p>PROPERTY LINE STRECKY LINE PROPOSED GRADE EXISTING GRADE ELEVATION MARKER SECTION MARKER ELEVATION DIMENSION ROOM NAME BUILDING WALL</p> <p>CONCRETE PAVERS ON GRADE TERRACE (N) RETAINING WALL PER CODE (N) OVER-HEIGHT RETAINING WALL</p>

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR
---	EXISTING WATER LINE
---	EXISTING SPOT ELEVATIONS
---	EXISTING RETAINING WALL
---	PROPERTY LINE
---	TOP OF PAVEMENT / WALL / GRATE
---	TYP.
---	HP
---	NEW CONTOUR
---	NEW SPOT ELEVATION
---	NEW DIRECTION OF DRAINAGE AND SLOPE
---	NEW CONCRETE
---	NEW PAVEMENT ON EARTH
---	NEW AREA DRAIN
---	NEW STORM WATER PIPE
---	NEW BROW DITCH
---	NEW SINKER PIPE
---	NEW WATER METER/SERVICE
---	NEW WATER LATERAL
---	NEW BUILDING ROOF DRAIN LATERAL
---	NEW RETAINING WALL OVER MAX HEIGHT
---	NEW RETAINING WALL WITHIN BUILDING
---	NEW RETAINING PLANTER
---	DRAINING LIMITS

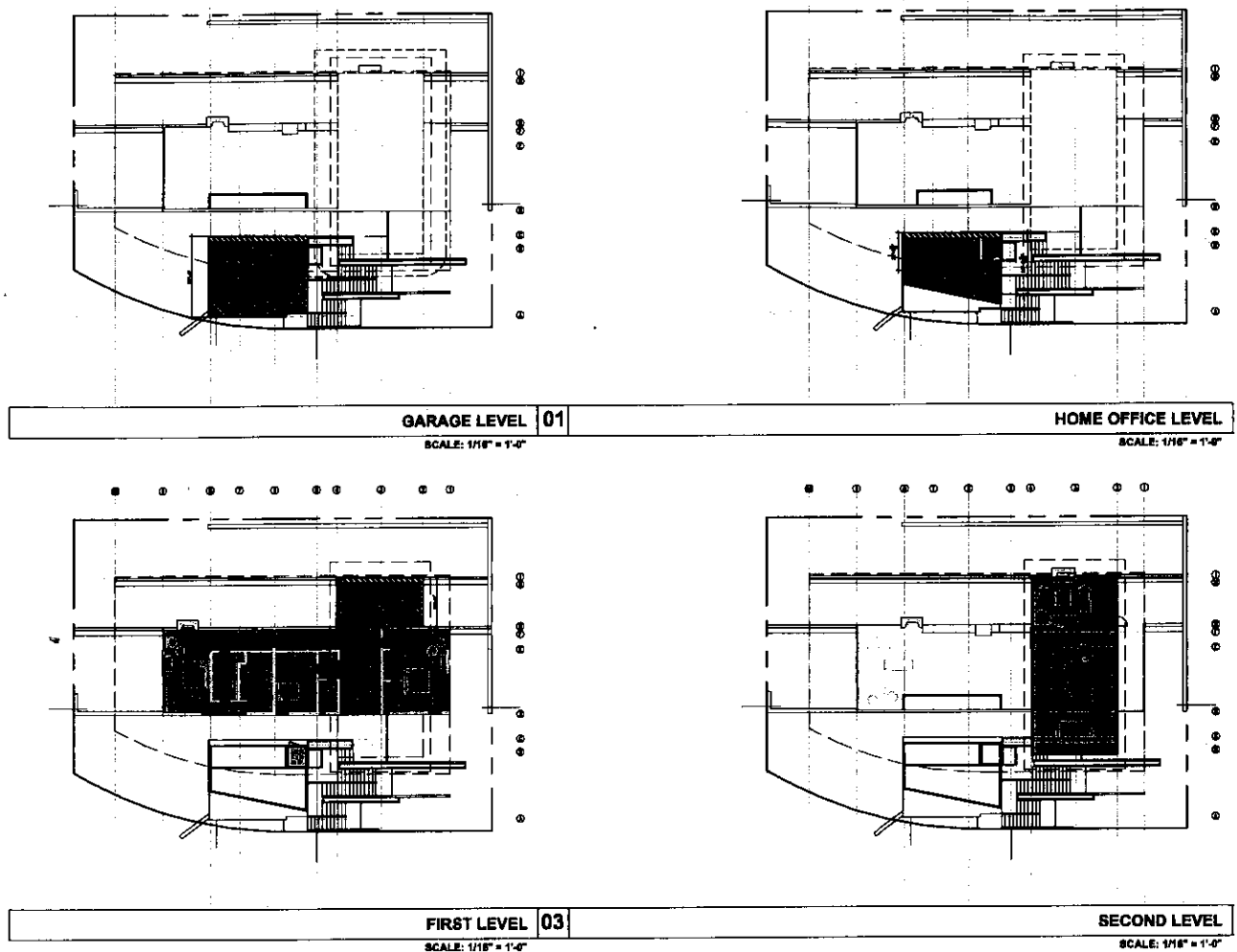
SLOPE ANALYSIS



Grading Plan

Environmental Analysis Section - Project No. 86028
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Morris Residence



GROSS FLOOR AREA CALCULATIONS:

LEGEND:



FLOOR AREA



AREA NOT INCLUDED
IN GFA

LEVEL	FLOOR AREA	AREA NOT INCLUDED IN GFA	AREA INCLUDED IN GFA
GARAGE	538 sf	538 sf	0 sf
HOME OFFICE	419 sf	340 sf	79 sf
FIRST FLOOR	2061 sf	294 sf	1767 sf
SECOND FLOOR	1051 sf	0 sf	1051 sf
TOTAL	4069 sf	1172 sf	2897 sf
(ALLOWABLE)			(4,814.15 sf)

Morris Residence



Gross Floor Area Diagrams

Environmental Analysis Section Project No. 86028
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure

4

Initial Study Checklist

Date: 6/20/06

Project No.: 86028

Name of Project: Morris Residence

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|----------|
| A. The obstruction of any vista or scenic view from a public viewing area?
<u>The project site is not located within any such public vista or viewing area.</u> | <u>—</u> | <u>—</u> | <u>X</u> |
| B. The creation of a negative aesthetic site or project?
<u>The single-family residence, in a single-family zone/neighborhood, would not create a negative aesthetic site or project.</u> | <u>—</u> | <u>—</u> | <u>X</u> |
| C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?
<u>The proposed project would be compatible with surrounding development, as well as the Peninsula Community Plan.</u> | <u>—</u> | <u>—</u> | <u>X</u> |
| D. Substantial alteration to the existing character of the area?
<u>No such result would occur.</u> | <u>—</u> | <u>—</u> | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>No distinctive, landmark or strand of mature trees exist on-site.</u>		—	—	<u>X</u>
F. Substantial change in topography or ground surface relief features? <u>The proposed project would not produce a substantial change in topography or ground surface relief features.</u>		—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>The project is located on a hillside with a slope in excess of 25%, but does not meet the requirements or definition of Steep Hillsides.</u>		—	—	<u>X</u> —
H. Substantial light or glare? <u>Minimal lighting and exterior building treatments would not result in any substantial light or glare.</u>		—	—	<u>X</u>
I. Substantial shading of other properties? <u>The single-family residence would not shade the surrounding properties.</u>		—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:				
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The project is located in an urbanized area, and would not result in the loss of valuable mineral resources.</u>		—	—	<u>X</u>
B. The conversion of agricultural land to non-agricultural use or impairment of the agricultural productivity of agricultural land? <u>The proposed project is not located on agricultural land. The site of the proposed project is located in an urbanized area.</u>		—	—	<u>X</u>

III. AIR QUALITY – Would the proposal:

- | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|----------|
| A. Conflict with or obstruct implementation of the applicable air quality plan?
<u>The project would not alter the implementation of the applicable air quality plan. In addition, the project would not substantially alter air movements or change climate patterns.</u> | — | — | <u>X</u> |
| B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
<u>The project would not create or discharge a significant amount of air pollutants.</u> | — | — | <u>X</u> |
| C. Expose sensitive receptors to substantial pollutant concentrations?
<u>Cabrillo Elementary School is located in close proximity to the proposed project. However, the single-family residential project would not generate substantial pollutants.</u> | — | — | <u>X</u> |
| D. Create objectionable odors affecting a substantial number of people?
<u>The project may result in some odors during construction, but they would be temporary, and the project would be required to comply with standard construction practices to limit off-site impacts.</u> | — | — | <u>X</u> |
| E. Exceed 100 pounds per day of Particulate Matter 10 (dust)?
<u>Dust would temporarily be generated during the construction phase only, and would be controlled with standard construction practices.</u> | — | — | <u>X</u> |
| F. Alter air movement in the area of the project?
<u>The proposed project would not have a significant effect on air movement.</u> | — | — | <u>X</u> |
| G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally?
<u>No such result would occur.</u> | — | — | <u>X</u> |

Yes Maybe No

IV. BIOLOGY – Would the proposal result in:

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <p>A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?
 <u>The project would result in the total loss of 0.18 acre of coastal sage scrub (0.15) and non-native grassland (0.03), and would require mitigation. See MND Section V and Initial Study Section IV.</u></p> | <p>— <u>X</u> —</p> |
| <p>B. A substantial change in the diversity of any species of animals or plants?
 <u>The project would not result in a substantial change to the diversity of animals or plants in the area. The project site is located on a natural hillside surrounded by existing residential development. The existing natural hillside is relatively small in size, and does not have the potential to create a substantial change in the diversity of any species of plant or animal. However, the project would result in impacts to a total of 0.18 acre of coastal sage scrub (0.15) and non-native grassland (0.03), and would require mitigation. See MND Section V and Initial Study Section IV.</u></p> | <p>— <u>X</u> —</p> |
| <p>C. Introduction of invasive species of plants into the area?
 <u>The project would be required to use non-invasive landscaping per the Landscape Manual.</u></p> | <p>— — <u>X</u></p> |
| <p>D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors?
 <u>The location of the project is in an established urban area not located within a wildlife corridor.</u></p> | <p>— — <u>X</u></p> |
| <p>E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral?
 <u>See IVA.</u></p> | <p>— <u>X</u> —</p> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>No wetlands exist on-site.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>The site is not located within or adjacent to the MSCP Multi-Habitat Planning Area.</u>	—	—	<u>X</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The single-family residence would not generate excessive amounts of energy or fuel.</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>No such result would occur.</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>The city of San Diego's Seismic Safety Study maps have the site rated as a 53: low to moderate risk of exposure to geological conditions. The project site exists in close proximity to a fault line, but is not located within the fault line buffer zone. According to the geotechnical study, the "...site is underlain by relatively stable natural ground materials, and appears suited for the proposed residential construction". See Initial Study Section IV.</u>	—	<u>X</u>	—

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>BMPs (Best Management Practices) would be implemented pre- and post-construction to eliminate the potential for increased on-site or off-site erosion, and would be consistent with the City's Stormwater Manual/Regulations.</u>	—	—	<u>X</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>According to the geotechnical study, the project site is suitable for development following specific recommendations for site preparation. See Initial Study Section IV.</u>	—	—	<u>X</u>

VII. HISTORICAL RESOURCES – Would the proposal result in:

A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>Point Loma is a high sensitivity area for archaeological resources. However, due to the topography of the project site, there is a minimal potential for archaeological resources.</u> <u>No resources are located on site, and, therefore, no impacts to resources would result.</u>	—	—	<u>X</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>No prehistoric/historical buildings, structures or objects are located on the site. The site, itself, is not historic.</u>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>The lot on which the project would be constructed is currently vacant.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>No such results would occur.</u>	—	—	<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>No such results would occur.</u>	—	—	<u>X</u>

VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:

A. Create any known health hazard (excluding mental health)? <u>There are no known health hazards associated with this project.</u>	—	—	<u>X</u>
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <u>No such result would occur.</u>	—	—	<u>X</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>No such risk would result.</u>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>The project would not impair or interfere with any adopted emergency plan(s).</u>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>According to the County of San Diego Department of Environmental Health Hazardous Materials Listing (2006), no recorded hazardous materials sites exist on-site or within the proximity of this site.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>No such hazards would result.</u>	—	—	<u>X</u>

IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:

A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>The proposed single-family home would not result in significant pollutant discharges.</u>	—	—	<u>X</u>
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B. An increase in impervious surfaces and associated increased runoff? <u>The proposed project would result in a minimal increase in on-site impervious surfaces. Runoff would not be considered significant, and would be required to comply with the City of San Diego Stormwater Regulations and approved Best Management Practices (BMPs).</u>	—	—	<u>X</u>
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C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>Neither drainage patterns nor runoff flow rates or volumes would not be significantly altered by the project. The project would implement Best Management Practices (BMPs) to reduce runoff and provide erosion control measures.</u>	—	—	<u>X</u>
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D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(d) list)? <u>No pollutant discharges would result from the project.</u>	—	—	<u>X</u>
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E. A potentially significant adverse impact on ground water quality? <u>The project would not result in any changes to the ground water supply.</u>	—	—	<u>X</u>
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	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>The proposed project would not degrade or impact surface or ground water quality objectives or beneficial uses.</u>	—	—	<u>X</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>The Peninsula Community Plan land use designation for the project site is single-family. The project is proposing a single-family development, and would be consistent with the community plan.</u>	—	—	<u>X</u>
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>No conflict would result from the proposed project.</u>	—	—	<u>X</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>The project does not conflict with any environmental plans.</u>	—	—	<u>X</u>
D. Physically divide an established community? <u>The project would not physically divide the community.</u>	—	—	<u>X</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Land Use Compatibility Plan? <u>The land uses would be compatible with an adopted airport Land Use Compatibility Plan.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>There would not be a significant increase in the existing ambient noise levels as a result of this project.</u>	—	—	<u>X</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>No such result would occur.</u>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Land Use Compatibility Plan? <u>No such result would occur.</u>	—	—	<u>X</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>The project site is located on the Cabrillo Formation, which has a moderate sensitivity rating for paleontological resources, and would not meet significance determination thresholds for grading. Therefore, the project would not have the potential to cause a significant effect on the environment</u>	—	—	<u>X</u>
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>The proposes project would not induce population growth.</u>	—	—	<u>X</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>The project would not displace or necessitate the construction of housing.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>The population characteristics would not be altered as a result of this proposed project.</u>	—	—	<u>X</u>

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

A. Fire protection? <u>No additional fire protection services would be required.</u>	—	—	<u>X</u>
B. Police protection? <u>No additional police protection would be required.</u>	—	—	<u>X</u>
C. Schools? <u>No change to existing schools would occur.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>Existing access to recreational areas would not be affected.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>Existing public facilities would not be affected.</u>	—	—	<u>X</u>
F. Other governmental services? <u>Existing services would not be affected.</u>	—	—	<u>X</u>

XV. RECREATIONAL RESOURCES – Would the proposal result in:

A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	—	—	<u>X</u>
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	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The single-family residence would not cause a significant increase in the use of parks and recreational facilities.</u>			
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <u>The proposed project would not include or require construction or expansion of recreational facilities.</u>	—	—	<u>X</u>

XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:

A. Traffic generation in excess of specific/ community plan allocation? <u>Traffic generation would not exceed the requirements of the Peninsula Community Plan.</u>	—	—	<u>X</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>The proposed single-family residence would not result in any such increases in traffic.</u>	—	—	<u>X</u>
C. An increased demand for off-site parking? <u>All required parking is provided on-site, with two off-street parking spaces in the garage.</u>	—	—	<u>X</u>
D. Effects on existing parking? <u>All parking requirements have been met.</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>The project would not alter present circulation movements or public access.</u>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>The proposed project would not alter present circulation movements or public access.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>There would not be an increase in traffic hazards associated with the proposed project.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>The project would not conflict with the adopted policies, plans or programs supporting alternative transportation models.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>The project site is in an urbanized area where all systems currently exist.</u>	—	—	<u>X</u>
B. Communications systems? <u>The project site is in an urbanized area where all systems currently exist.</u>	—	—	<u>X</u>
C. Water? <u>The project site is in an urbanized area where all systems currently exist.</u>	—	—	<u>X</u>
D. Sewer? <u>The project site is in an urbanized area where all systems currently exist.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>The project site is in an urbanized area where all systems currently exist.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>The project site is in an urbanized area where all systems currently exist.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			

- | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|----------|
| A. Use of excessive amounts of water?
<u>The project will result in one single-family residence which would not result in the use of excessive amounts of water.</u> | — | — | <u>X</u> |
| B. Landscaping which is predominantly non-drought resistant vegetation?
<u>The project would use drought resistant vegetation.</u> | — | — | <u>X</u> |

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|----------|----------|
| A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
<u>The proposed project would result in direct upland impacts to 0.15 acre of coastal sage scrub (Tier II) and 0.03 acre of non-native grasslands (Tier IIIB) for total impacts of 0.18 acre. The applicant would be required to pay into the City's Habitat Acquisition Fund to mitigate impacts to 0.18 acre of sensitive biological resources. See MND Section V and Initial Study Discussion Section IV.</u> | — | <u>X</u> | — |
| B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.)
<u>The project would not result in an impact to long-term environmental goals.</u> | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) <u>The proposed project would not result in cumulative impacts.</u>	—	—	<u>X</u>
D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? <u>The proposed project would not result in environmental effects which would cause substantial effects on human beings.</u>	—	—	<u>X</u>

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

X City of San Diego Progress Guide and General Plan.

X Community Plan.

___ Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

X City of San Diego Progress Guide and General Plan.

___ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

X California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

___ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

___ Site Specific Report: _____.

III. Air

___ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

___ Regional Air Quality Strategies (RAQS) - APCD.

___ Site Specific Report: _____.

IV. Biology

- X City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- _____ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.
- X City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
- X Community Plan - Resource Element.
- _____ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- _____ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- X City of San Diego Land Development Code Biology Guidelines.
- X Site Specific Report: Helix Environmental Planning, Inc., "Biology Letter Report for the Morris Residence" (March 7, 2006).

V. Energy

VI. Geology/Soils

- X City of San Diego Seismic Safety Study.
- _____ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- X Site Specific Report: Geotechnical Exploration, Inc., "Report of Preliminary Geotechnical and Geologic Investigation" (June 29, 2005).

- X Site Specific Report: Geotechnical Exploration, Inc., "Updated Opinion of Hillside Disturbance" (September 19, 2005).
- X Site Specific Report: Geotechnical Exploration, Inc., "Review of City of San Diego Cycle Issues and Opinions" (January 9, 2006).
- X Site Specific Report: Geotechnical Exploration Inc., "Opinion of Grade Differential Across Hillside Site" (January 25, 2006).
- X Site Specific Report: Geotechnical Exploration Inc., "Opinion of Grade Differential Across Hillside Site" (Revised April 17, 2006).

VII. Historical Resources

- City of San Diego Historical Resources Guidelines.
- X City of San Diego Archaeology Library.
- Historical Resources Board List.
- Community Historical Survey:
- Site Specific Report:_____.

VIII. Human Health / Public Safety / Hazardous Materials

- X San Diego County Hazardous Materials Environmental Assessment Listing, 2006.
- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- X Airport Land Use Compatibility Plan.
- Site Specific Report:_____.

IX. Hydrology/Water Quality

___ Flood Insurance Rate Map (FIRM).

X Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.

___ Clean Water Act Section 303(b) list, dated May 19, 1999, http://www.swrcb.ca.gov/tmdl/303d_lists.html).

X. Land Use

X City of San Diego Progress Guide and General Plan.

X Community Plan.

X Airport Land Use Compatibility Plan

X City of San Diego Zoning Maps

___ FAA Determination

XI. Noise

X Community Plan

___ Site Specific Report: _____.

X San Diego International Airport - Lindbergh Field CNEL Maps.

___ Brown Field Airport Master Plan CNEL Maps.

___ Montgomery Field CNEL Maps.

X San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

X City of San Diego Progress Guide and General Plan.

___ Site Specific Report: _____.

XII. Paleontological Resources

X City of San Diego Paleontological Guidelines.

___ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

X Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

___ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

___ Site Specific Report: _____.

XIII. Population / Housing

X City of San Diego Progress Guide and General Plan.

X Community Plan.

___ Series 8 Population Forecasts, SANDAG.

___ Other: _____.

XIV. Public Services

X City of San Diego Progress Guide and General Plan.

X Community Plan.

XV. Recreational Resources

X City of San Diego Progress Guide and General Plan.

X Community Plan.

X Department of Park and Recreation

___ City of San Diego - San Diego Regional Bicycling Map

___ Additional Resources:_____.

XVI. Transportation / Circulation

X City of San Diego Progress Guide and General Plan.

X Community Plan.

___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

X San Diego Region Weekday Traffic Volumes, SANDAG.

___ Site Specific Report:_____.

XVII. Utilities

___ _____.

XVIII. Water Conservation

___ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.